



CITY WEST
HOUSING

FINANCIAL REPORT 2025

BUILDING OPPORTUNITIES





Tribute to Gadigal Country by Jude Jarrett

ACKNOWLEDGEMENT OF COUNTRY

City West Housing acknowledges the Traditional Custodians of the land on which we operate and throughout Australia. We pay our respects to their Elders past, present and emerging, for they hold the memories, traditions, cultures and hopes of Aboriginal and Torres Strait Islander Australia. We acknowledge that Aboriginal and Torres Strait Islander peoples continue to live in spiritual and sacred relationships with this Country.

City West Housing resides on Gadigal Country.

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At City West Housing, we are very conscious of our environmental responsibilities. Our annual report is printed on paper made carbon neutral and manufactured from 100% post-consumer recycled fibre.

CITY WEST HOUSING ABN 47 065 314 758

DIRECTORS' REPORT

The Directors present their report on City West Housing Pty Ltd (the Company) and its controlled entities (the Group or the Consolidated Entity) for the year ended 30 June 2025.

BOARD OF DIRECTORS

At 30 June 2025 there were seven Directors on the Board of City West Housing Pty Ltd.

The name of each person who has been a director during the year and up to the date of this report are: Diana D'Ambra (Appointed 6 December 2018 and appointed as Chair of the Board in June 2020)

Tim Ambler	(Appointed 3 December 2015)
Marcia Doheny	(Appointed 4 April 2017)
Rebecca Richardson	(Appointed 4 April 2017)
Maree Walk	(Appointed 6 December 2018)
John Carfi	(Appointed 10 August 2021)
Wayne Stokes	(Appointed 10 August 2021)

Principal Activities

The principal activity of the Group during the course of the financial year was the provision and management of affordable rental properties in Sydney. There was no significant change in the Group's activities during the year.

Review of Operations

The surplus for the year ended 30 June 2025 was \$69,990,162 (2024: \$62,536,758). The increase in the surplus for the current financial year mainly relates to higher developers contributions.

During the financial year the Group managed a portfolio of 932 apartments. At 30 June 2025 the total number of apartments in the portfolio was 932 (932 in the prior year).

Dividends

The Group is a not-for-profit organisation and is prevented by its constitutions from paying dividends.

INFORMATION ON DIRECTORS

Diana D'Ambra AM

Director (appointed Chair from 1 July 2020)

Qualifications

FAICD; FCA; B. Com; M.Com

Expertise

More than 20 years' non-executive director board experience on listed, unlisted commercial and for purpose boards in property, financial and investment services, health services, fast moving consumer goods, professional services, technology and infrastructure.

Background

Executive career in a global accounting firm providing independent expert advice on corporate finance, mergers, acquisitions, business valuation, financial management and investment strategy across a diverse range of industries.

Committee Membership

Finance, Risk & Audit, Development & Asset Management and Chair of Remuneration & Nominations

Tim Ambler

Director

Qualifications

B. Econ, GAICD

Expertise

More than 30 years' experience in the development, funds management and construction arenas.

Background

Executive Director, Archerfield Property Group; former Chief Operating Officer for Real Estate Development, Valad Property Group; former GM southern region, Walter Construction Group.

Committee Membership

Chair Development & Asset Management

INFORMATION ON DIRECTORS (continued)

Marcia Doheny

Director

Qualifications

BA (USyd), LLB (USyd), GAICD

Expertise

Law, Governance, Urban Planning and Development.

Background

More than 35 years' experience practising law, most recently with Allens Lawyers and in senior executive roles with NSW Government and City of Sydney Council. Chair of Australian Capital Territory City Renewal Authority, Chair of audit and risk committees including NSW Aboriginal Land Council, NSW Department of Premier and Cabinet and the Victorian Independent Broad Based Anti-Corruption Commission and chair and member of local and regional planning panels.

Committee Membership

Development & Asset Management

Rebecca Richardson

Director

Qualifications

B. Town Planning (UNSW); Diploma of Law (LPAB/USyd), Grad Dip Mgmt (UTS); Financial Analysis Cert (UTS); Shared Value Cert (Harvard Business School); GAICD

Expertise

Urban planning; Law; Housing policy, strategy and delivery; Property; Law; Management and Financial Analysis; Corporate Governance; Experienced company director.

Background

Managing Director of planning and strategy firm, Urbanista Australia Pty Ltd with experience in urban and regional communities, complex projects and financial modelling.

Other appointments include Audit, Risk and Finance Committee chair and board member, Fraser Coast Tourism and Events Limited; director with Halstead Press Pty Ltd and Urbanista Business Solutions Pty Ltd; and independent member of Aboriginal Hostels Limited's Audit, Risk and Finance Committee and Asset Management Committee.

Committee Membership

Finance, Risk & Audit and Remuneration & Nominations

INFORMATION ON DIRECTORS (continued)

Maree Walk

Director

Qualifications

B. Social Work; Grad Cert Screenwriting; Ad Dip Radio Essentials; MAICD, Stanford University Executive Program Social

Expertise

More than 30 years executive experience from frontline roles to Chief Executive roles in government and not-for-profit agencies working with individuals and families with vulnerabilities. Extensive experience in the area of child youth and family services, especially child protection, family violence and mental health. Facilitated numerous government and non-government bodies and initiatives such as Allies for Children, Families Australia, CAFWA, ACWA and Goodstart's Expert Advisory Group.

Background

Chief Executive of Community Services in NSW, Deputy Secretary, NSW Government, Head of Operations of Benevolent Society and CEO of Association of Children's Welfare Agencies (NSW Peak Body for children and families). Other directorship: Parenting Research Centre, Director and Chair of Allies for Children

Committee Membership

Finance, Risk & Audit and Remuneration & Nominations

John Carfi

Director

Qualifications

BASc, GAICD

Expertise

More than 35 years' experience in the real estate development industry, managing multiple large scale, multi-staged, mixed use, high-profile developments, high level of financial, technical (engineering) and commercial knowledge.

Background

Currently CEO and MD of ASX listed Ingenia Communities. Previously CEO of listed real estate development entities across Australia and internationally. 15 years with both Lend Lease and Mirvac and most recently as CEO of Aqualand.

Committee Membership

Development & Asset Management

INFORMATION ON DIRECTORS (continued)

Wayne Stokes

Director

Qualifications

FCPA, GAICD, MBA, B. Bus (Acc), Grad.
Diploma of Change Management

Expertise

More than 25 years' Executive experience across the commercial, private and not for profit sectors with particular focus on the tourism, infrastructure, accommodation and property development industries.

Background

Ex-CFO and Executive Member of subsidiary divisions of Carnival Corporation (both in AU/NZ and Asia). Prior divisional CFO and Executive positions within Toga Hospitality & Property Group (Europe & Sydney) and senior finance positions at the Lend Lease Group. Prior Board Member and Committee Chair of NFP, Be Kind Sydney and currently Board Member of the Port Authority of NSW, Member of the Finance, Risk & Audit Committee with the Australian Dental Council, CPA Australia Divisional Councillor (NSW) and Chair, CPA Australia Ethics and Professional Standards CoE.

Committee Membership

Chair Finance, Risk and Audit and Remuneration & Nominations

MEETING OF DIRECTORS OF CITY WEST HOUSING PTY LTD

During the financial year ten Board meetings were held. A Remuneration & Nomination Committee was also set up during the year. Attendances by each director was as follows:

	Board Meetings		Finance Risk & Audit Committee		Development & Asset Management Committee		Remuneration & Nominations Committee	
Diana D'Ambra	10	10	5	5	8	8	4	4
Tim Ambler	10	10	-	-	8	8	-	-
Marcia Doheny	10	10	-	-	8	8	-	-
Rebecca Richardson	10	10	5	5	-	-	4	4
Maree Walk	10	9	5	5	-	-	4	4
John Carfi	10	10	-	-	8	8	-	-
Wayne Stokes	10	10	5	5	-	-	4	4

Eligible to attend Number attended

Shareholders

Two Ordinary Shares are held by City West Housing Holdings Ltd, the ultimate parent of the City West Housing Group.

Environmental Regulation

The Group's operations are not regulated by any significant environmental regulation under a law of the Commonwealth or a state or territory of Australia.

Change in State of Affairs

There was no significant change in the state of affairs of the Group during the financial year.

Subsequent Events

There has not been any matter or circumstance, other than that referred to in the accounts or notes, that has arisen since the end of the financial year, that has significantly affected, or may significantly affect, the Group's operations, the results of those operations, or the Group's state of affairs in financial years after the financial year ended 30 June 2025.

Likely Developments and Expected Results of Operations in Future Years

Likely developments in the operation of the Group and the expected results of these operations in future financial years has not been included in this report because disclosure of the information would be likely result in unresonable prejudice to the Group.

Indemnities

During the financial year, the Group has paid premiums in respect of Directors' and Officers' liability for the year ended 30 June 2025. Since the end of previous financial year, the Group has paid premiums in respect of such insurance contracts insure against certain liability who are the Directors' and Executive Officers' of the Group.

Auditor's Independence Declaration

The Auditor's Independence Declaration for the year ended 30 June 2025 can be found on page 9 of the financial report. This report is signed in accordance with a resolution of the Directors of City West Housing Pty Ltd.

[Signature of Diana D'Ambra]

Diana D'Ambra AM
Chair
25 September 2025



Auditor's Independence Declaration under subdivision 60-C section 60-40 of Australian Charities and Not-for-profits Commission Act 2012

To: the directors of City West Housing Pty Limited

I declare that, to the best of my knowledge and belief, in relation to the audit for the financial year ended 30 June 2025 there have been:

- i. no contraventions of the auditor independence requirements as set out in the Australian Charities and Not-for-profits Commission Act 2012 in relation to the audit; and
- ii. no contraventions of any applicable code of professional conduct in relation to the audit.

[Signature of Warwick Shanks]

KPMG

[Signature of Warwick Shanks]

Warwick Shanks

Partner

Sydney

25 September 2025

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CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the year ended 30 June 2025

	Note	2025 \$'000	2024 Restated \$'000
REVENUE AND EXPENSES			
Revenue	2	61,950	30,934
Other income	2	1,569	1,923
Investment Income	2	10,953	9,807
Rental management expenses	3	(6,259)	(5,936)
Employee benefits expense	3	(6,941)	(5,735)
Depreciation and amortisation expense	3	(586)	(568)
Finance costs	3	(837)	(777)
Sundry expenses	3	(3,150)	(3,137)
Gain/(Loss) on sale of investment property	2	6,013	(113)
PROFIT FOR THE YEAR		62,712	26,398

OTHER COMPREHENSIVE INCOME

Net surplus for the year		62,712	26,398
Investment property revaluation	7	7,260	36,108
Gain on revaluation of investments		18	30
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		69,990	62,536

The accompanying notes form part of these financial statements

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

For the year ended 30 June 2025

	Note	2025 \$'000	2024 Restated \$'000
ASSETS			
Current Assets			
Cash and cash equivalents	4	20,789	61,620
Receivables	5	24,811	4,974
Other receivables	5	744	614
Investments	8	192,297	129,022
Total current assets		238,641	196,230
Non Current Assets			
Property, plant and equipment	6	431	491
Investments	8	20,773	20,938
Investment property	7	727,813	669,476
Investment property held for sale	7	-	32,166
Right-of-use asset	6	378	700
Total non current assets		749,395	723,771
TOTAL ASSETS		988,036	920,001

LIABILITIES

Current Liabilities			
Trade and other payables	9	6,828	8,636
Lease liability	11	369	347
Employee benefits	10	516	375
Total current liabilities		7,713	9,358
Non Current Liabilities			
Lease liability	11	66	434
Employee benefits	10	262	204
Debt facility	11	15,700	15,700
Total non current liabilities		16,028	16,338
TOTAL LIABILITIES		23,741	25,696
NET ASSETS		964,295	894,305

EQUITY

Retained surplus		964,245	894,273
Investment revaluation reserve		50	32
TOTAL EQUITY		964,295	894,305

The accompanying notes form part of these financial statements

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 30 June 2025

	Note	Retained Surplus	Asset revaluation reserve	Investment revaluation reserve	Total
		\$'000	\$'000	\$'000	\$'000
Balance as at 30 June 2023		511,414	320,354	2	831,770
Comprehensive Income					
Surplus for the year		26,398	-	-	26,398
Other comprehensive income for the year					
Investment property revaluation		36,108	-	-	36,108
Revaluation of investments		-	-	30	30
Total other comprehensive income		36,108	-	30	36,138
Total comprehensive income		62,506	-	30	62,536
Balance as at 30 June 2024		573,919	320,354	32	894,305
Classification to investment property		320,354	(320,354)	-	-
Restated balance as at 30 June 2024		894,273	-	32	894,305
Comprehensive Income					
Surplus for the year		62,712	-	-	62,712
Other comprehensive income for the year					
Investment property revaluation		7,260	-	-	7,260
Revaluation of investments		-	-	18	18
Total other comprehensive income		7,260	-	18	7,278
Total comprehensive income		69,972	-	18	69,990
Balance as at 30 June 2025		964,245	-	50	964,295

The accompanying notes form part of these financial statements

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 30 June 2025

	Note	2025	2024
		\$'000	Restated \$'000
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from contributions, rental and other (net of GST)		43,716	40,053
Payments to suppliers (net of GST)		(16,219)	(13,331)
Interest received		5,837	5,710
Dividends received		3,651	2,940
Net cash flows from operating activities		36,985	35,372
CASH FLOWS FROM INVESTING ACTIVITIES			
Payments for property, plant and equipment		(192)	(74)
Payments for investment property		(50,334)	(48,936)
Proceeds from sale of investment property		35,800	-
Payments for investment		(61,779)	1,167
Net cash flows from investing activities		(76,505)	(47,843)
CASH FLOWS FROM FINANCING ACTIVITIES			
Lease payments		(474)	(450)
Interest payments		(837)	(797)
Net cash flows from financing activities		(1,311)	(1,247)
Net (decrease) in cash and cash equivalents		(40,831)	(13,718)
Cash and cash equivalents at beginning of the year		61,620	75,338
Cash and cash equivalents at end of the year	4	20,789	61,620

The accompanying notes form part of these financial statements

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 30 June 2025

INTRODUCTION

The consolidated financial statements include City West Housing Pty Limited and its subsidiaries (City West Housing, the Group or the Consolidated Entity) for the year ended 30 June 2025.

City West Housing Pty Limited is a company incorporated and domiciled in Australia. City West Housing is a not-for-profit entity for the purposes of preparing the financial statements.

The Group's operations and principal activities comprise of the provision and management of affordable rental properties in Sydney.

The registered office of the Company is Suite G01, Building B, 33-35 Saunders Street, Pyrmont NSW 2009. The consolidated financial statements were authorised for issue by the Directors on 25 September 2025.

Note 1 - Summary of Material Accounting Policies

a. Basis of preparation

The material accounting policies adopted by the Group are stated in order to assist in the general understanding of the financial statements. These policies have been consistently applied to all the years presented, unless otherwise stated.

The consolidated financial statements are a general purpose financial report which has been prepared in accordance with Australian Accounting Standards - Simplified Disclosures issued by the Australian Accounting Standards Board ('AASB') (which include Australian interpretations), Government Sector Audit Act 1983 and Regulation and the Australian Charities and Not-for- profits Commission Act 2012.

The City West Housing Holdings Ltd (CWHHL) ceased application of AASB in FY2024 as the CWHHL no longer had requirements to comply with IFRS. The CWHHL was restructured during

FY2024 and the Ordinary Shares in City West Housing Pty Ltd were transferred from the previous shareholders to CWHHL and therefore the Group did not have requirements to prepare a general-purpose financial report in accordance with AASB. The Group has applied Australian Accounting Standards - Simplified Disclosures retrospectively, in accordance with AASB 108 Accounting Policies, Changes in Accounting Estimates and Errors.

During the current reporting period, the Group undertook a strategic review of its asset classification framework, and it was determined that the land and buildings previously classified as property, plant and equipment are held primarily to earn rental income and for capital appreciation. Accordingly, these assets meet the definition of investment property under AASB 140 Investment Property. The Group has therefore reclassified these assets from property, plant and equipment to investment property. This change in classification reflects the Group's revised purpose and strategy for holding these assets and has been applied retrospectively in accordance with AASB 108 Accounting Policies, Changes in Accounting Estimates and Errors.

Other new accounting standards, amendments to accounting standards, and interpretations have been published that are not mandatory for the current reporting period and are not expected to have a material impact on the Group's future financial reporting.

The Financial Statements are presented in Australian dollars, and all values are rounded to the nearest thousand dollars unless otherwise stated.

Judgements, key assumptions and estimations that management has made are disclosed in the relevant notes to the financial statements.

Note 1 - continued

b. Basis of consolidation

The consolidated financial statements comprise the financial statements of the Group. A list of controlled entities (subsidiary) at year-end is contained in note 17.

The financial statements of the subsidiaries are prepared for the same reporting period as the parent company, using consistent accounting policies.

In preparing the consolidated financial statements, all intercompany balances and transactions, income and expenses and profits and losses resulting from intragroup transactions have been eliminated. The subsidiary is consolidated from the date on which control is obtained to the date on which control is disposed. The acquisition of a subsidiaries is accounted for using the acquisition method of accounting.

If the Group loses control over a subsidiary, it derecognises the related assets (including goodwill), liabilities, non-controlling interest and other components of equity, while any resultant gain or loss is recognised in profit or loss. Any investment retained is recognised at fair value.

c. Statement of compliance

The Financial Statements have been prepared on an accruals basis and are based on historical costs.

d. Income tax

The Company and its subsidiaries have each been endorsed as an Income Tax Exempt Charitable Entity under Subdivision 50-B of the Income Tax Assessment Act 1997.

e. Property, plant and equipment

i. Acquisition of assets

Property, plant and equipment is initially measured at cost, which includes purchase

price, directly attributable costs, and the estimated cost of dismantling and removing the asset and restoring the site.

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Group.

ii. Depreciation of property, plant and equipment Office Equipment - from 3 to 7 years

f. Leases

A right-of-use asset and a lease liability is recognised at commencement for all leases, except for short-term leases and leases of low value assets.

The right-of-use asset is measured at cost, which comprises the initial amount of the lease liability, adjusted for, as applicable, any lease payments made at or before the commencement date net of any lease incentives received, any initial direct costs incurred, and an estimate of costs expected to be incurred for dismantling and removing the underlying asset, and restoring the site or asset.

Right-of-use assets are depreciated on a straight-line basis over the unexpired period of the lease or the estimated useful life of the asset, whichever is the shorter. Where the Group expects to obtain ownership of the leased asset at the end of the lease term, the depreciation is over its estimated useful life. Right-of use assets are subject to impairment or adjusted for any remeasurement of lease liabilities.

For short-term leases (lease term of 12 months or less) and leases of low-value assets, the Company has opted to recognise a lease expense on a straight-line basis as permitted by AASB 16. This expense is presented within 'other expenses' in profit or loss.

g. Employee benefits and other provisions

i. Salaries and wages, annual leave and on costs

Liabilities for salaries and wages (including non-monetary benefits) and annual leave that are due to be settled within 12 months of the reporting dates are presented as a current liability and recognised and measured in respect of employees' services up to the end of the period in which the employees render the service at undiscounted amounts based on the amounts expected to be paid when the liabilities are settled.

ii. Long service leave and superannuation

Provisions made in respect of long service leave and other employee entitlements, which are not expected to be settled within 12 months, are measured at the present value of the estimated future cash outflows to be made by the Company in respect of services provided by employees up to reporting date. Rates used to calculate the present value are Reserve Bank indicator mid-rates for Commonwealth Bonds as at year end. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service.

Long-term long service leave that is not expected to be taken within twelve months is measured at present value. Market yields on government bonds at reporting date are used to discount long-term annual leave. These obligations are presented as current liabilities in the Statement of Financial Position if the entity does not have an unconditional right to delay settlement for at least twelve months after reporting date regardless of when settlement is expected to occur.

h. Revenue

i. Rental revenue

Rental revenue is recognised on an accrual's basis on the first day of the rental period.

ii. Grants and contributions

Income from grants without sufficiently specific performance obligations is recognised in the profit or loss when the Company obtains control of the granted asset. These grants are recognised as per AASB 1058 when there are no specific performance obligations.

Revenue from grants with sufficiently specific performance obligations is recognised when the performance obligation is satisfied. Developer contributions are recognised when either received or receivable by the Group or trustee government intermediary.

City West Housing Pty Ltd receives contributions of assets from other parties for zero or a nominal value without sufficiently specific performance obligations. These assets are recognised at fair value on the date of acquisition in the statement of financial position, with a corresponding amount of income recognised in the statement of profit or loss and other comprehensive income.

iii. Interest revenue

Interest revenue is recognised using the effective interest method.

i. Receivables

Development contributions received on behalf of City West Housing by the City of Sydney Council or the Department of Planning, Housing and Infrastructure are also included. All affordable housing development contributions are taken up as income when the monies are received by the Council or the Department in a trust account. Funds are regularly requested to be paid across to the Group.

These financial assets are recognised initially at fair value, usually based on the transaction cost or face value. Subsequent measurement is at amortised cost using the effective interest method. These amounts are due within 14 days.

i. Receivables (continued)

The Group has applied the simplified approach to measuring expected credit losses, which uses a lifetime expected loss allowance. To measure the expected credit losses, trade receivables have been grouped based on days overdue.

j. Payables

These amounts represent liabilities for goods and services provided to the Group and other amounts. Payables are recognised initially at fair value, usually based on the transaction cost or face value. Short-term payables with no stated interest rate are measured at original invoice amount where the effect of discounting is immaterial.

k. Cash and cash equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of 3 months or less.

l. Investments: Recognition and derecognition

Classification and initial measurement of investments:

Investments are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of investments (other than those carried at fair value through profit or loss) are added to or deducted from the fair value measured on initial recognition.

The Group derecognises an investment only when the contractual rights to the cash flows from the asset expire, or when it transfers the investment and substantially all the risks and rewards of ownership of the asset to another entity.

Investments are classified into one of the following categories:

- ▶ Amortised cost
- ▶ Fair value through profit or loss (FVTPL), or
- ▶ Fair value through other comprehensive income (FVOCI).

The classification is determined by both:

- ▶ The Group's business model for managing the investment, and
- ▶ The contractual cash flow characteristics of the investment.

Investments at amortised cost

Investments are measured at amortised cost if the assets meet the following conditions (and are not designated as FVTPL):

- ▶ They are held within a business model whose objective is to hold and collect its contractual cash flows, and
- ▶ The contractual terms give rise to cash flows that are solely payments of principal and interest on the principal amount outstanding.

After initial measurement, such investments are subsequently measured at amortised cost using the effective interest rate (EIR) method and such investment are also subject to impairment test. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is recognised in finance income in profit or loss. The losses arising from impairment are recognised in profit or loss.

l. Investments: Recognition and derecognition (continued)

Investments at fair value through other comprehensive income (FVOCI)

Investments are measured at fair value through other comprehensive income if the assets meet the following conditions:

- They are held within a business model whose objective is to hold and collect its contractual cash flows and to sell the assets, and
- The contractual terms give rise to cash flows that are solely payments of principal and interest on the principal amount outstanding.

For debt instruments at fair value through OCI, interest income and impairment losses or reversals are recognised in the statement of profit or loss and computed in the same manner as for financial assets measured at amortised cost. The remaining fair value changes are recognised in OCI. Upon derecognition, the cumulative fair value change recognised in OCI is recycled to profit or loss.

Investments at fair value through profit or loss (FVTPL)

Investments measured at fair value through profit or loss (FVTPL) are investments held within a different business model i.e., other than 'hold to collect' or 'hold to collect and sell' are categorised at FVTPL. Further, irrespective of the business model used, investments whose contractual cash flows are not solely payments of principal and interest are accounted for at FVTPL.

Financial assets at fair value through profit or loss are carried in the statement of financial position at fair value with net changes in fair value recognised in the statement of profit or loss.

All revenue and expenses relating to investments that are recognised in profit or

loss are presented within finance income, finance costs or other financial items.

The fair values of investments in this category are determined by reference to active market transactions or using a valuation technique where no active market exists.

m. Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants.

at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest. A fair value measurement of a non-financial asset is based on its highest and best use. The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

n. Impairment of financial assets

All financial assets, except those measured at fair value through profit and loss, are subject to an annual review for impairment. An allowance for impairment is established when there is objective evidence that the Group will not be able to collect all amounts due

n. Impairment of financial assets (continued)

For financial assets carried at amortised cost, the amount of the allowance is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the effective interest rate. The amount of the impairment loss is recognised in the net result for the year.

o. Equity and reserves

i. Retained surplus

The category 'Retained surplus' includes all current and prior period retained funds.

p. Critical accounting estimates and judgements

The Directors evaluate estimates and judgments incorporated into the financial report based on historical knowledge and best available current information. Estimates assume a reasonable expectation of future events and based on current trends and economic data, obtained both externally and within the Group.

At the end of each reporting period, the Directors update their assessment of the fair value of each property, taking into account the most recent independent valuations and analysis of land and buildings by suburb. Independent valuations are performed by independent valuers who hold recognised and relevant professional qualifications.

The lease term is a significant component in the measurement of both the right-of-use asset and lease liability. Judgement is exercised in determining whether there is reasonable certainty that an option to extend the lease will be exercised when ascertaining the periods to be included in the lease term. All facts and circumstances that create an economic incentive to exercise an extension option or not are considered at the lease commencement date. Factors considered include the importance of the asset to the Group's operations, existence of leasehold improvements, costs of disruption to replace the lease. The Group reassesses

whether it is reasonably certain to exercise an extension option or not if there is a significant event or significant change in circumstances.

q. Investment property

Land and buildings are classified as investment property and measured at fair value. Projects in development, under construction or held for development are classified as investment property and measured at cost until construction is complete.

Subsequent to initial recognition, investment properties are measured at fair value. Gains or losses arising from changes in the fair value of investment properties are recognized in profit or loss in the period in which they arise.

r. Borrowing costs

The Company has elected to be exempt from capitalising borrowing costs under AASB 123 as a not-for-profit as the valuation of the investment properties is restricted and capped at 74.9% of market rent.

s. Change in accounting policy

Classification of land and buildings as Investment property

The classification of land and buildings was previously property, plant and equipment and is now investment property. This change occurred because the Group undertook a process to review the Group's purpose and strategy and has determined that land and buildings are held to earn rental revenue and for capital appreciation and as such meets the criteria to be classified as Investment Property under AASB 140. This change applies retrospectively.

t. Restatement

In the prior year, land and buildings were recorded as property, plant and equipment which have been reclassified to investment property. This reclassification did not affect net assets or the statement of profit or loss.

NOTE 2**Revenue and Other Income**

	2025	2024 Restated
	\$'000	\$'000
REVENUE		
Residential and commercial developer contributions in City of Sydney Rental income	43,663	14,150
Rental income	18,287	16,784
Total revenue	61,950	30,934

OTHER INCOME

Other income	8	196
National Rental Affordability Scheme Incentives	1,361	1,524
Water usage revenue	200	203
Total other income	1,569	1,923

INVESTMENT INCOME

Interest revenue	4,912	4,650
Investment revenue	2,391	2,217
Dividend Income	3,650	2,940
Total investment income	10,953	9,807

GAIN/(LOSS) ON SALE OF INVESTMENT PROPERTY

Gain/(Loss) on sale of Investment property	6,013	(113)
Total gain/loss on sale of investment property	6,013	(113)

INVESTMENT PROPERTY REVALUATION

Investment property revaluation	7,260	45,905
Restatement from PPE to investment property	-	(9,797)
Fair value adjustment (restated)	7,260	36,108
Total revenue and other income	87,745	78,660

NOTE 3**Expenses**

	Notes	2025 \$'000	2024 \$'000
Rental management expenses		6,259	5,936
Employee related expenses		6,278	5,219
Superannuation expense		663	516
Total employee benefits expense		6,941	5,735
Depreciation and amortisation expense	6 & 16	586	568
Finance costs		837	777
Sundry expenses		3,150	3,137
Total other expenses		4,573	4,482

NOTE 4**Cash and Cash Equivalents**

		2025 \$'000	2024 \$'000
Cash at bank and in hand		15,324	46,610
At call deposit		-	10
Term deposits		5,465	15,000
Total cash and cash equivalents		20,789	61,620

NOTE 5**Receivables and Other Receivables**

		2025 \$'000	2024 \$'000
CURRENT			
Accounts receivable		24,893	5,050
Allowance for credit losses		(82)	(76)
Total current receivables		24,811	4,974

OTHER RECEIVABLES

		2025 \$'000	2024 \$'000
Prepayments		249	192
Goods & Services Tax (GST) recoverable		495	422
Total other receivables		744	614
Total receivables and other receivables		25,555	5,588

NOTE 6

Property, Plant & Equipment

	2025	2024
	\$'000	\$'000
LEASEHOLD IMPROVEMENTS		
Leasehold improvements	1,175	1,160
Less accumulated depreciation	(969)	(757)
Total leasehold improvements	206	403

OFFICE EQUIPMENT

Office equipment	455	276
Less accumulated depreciation	(230)	(188)
Total office equipment	225	88

Total Property, Plant And Equipment	431	491
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	Leasehold Improvement	Office Equipment	Total \$'000
Balance at the beginning of the year	403	88	491
Additions at cost	15	191	206
Depreciation expense	(212)	(54)	(266)
Carrying amount at the end of the year	206	225	431

	Notes	\$'000	\$'000
RIGHT-OF-USE ASSETS			
Office & Equipment Lease			
Gross carrying amount - at cost		1,919	1,919
Accumulated depreciation		(1,541)	(1,219)
Net carrying amount		378	700

MOVEMENT

Net carrying amount at the beginning of the year		700	1,021
Depreciation expense	16	(322)	(321)
Net carrying amount at the end of the year		378	700

NOTE 7

Investment Property

	2025	2024
	\$'000	\$'000
INVESTMENT PROPERTY - OWNED		
Balance at the beginning of the year	531,250	-
Restatement as per Note 21	-	493,850
Additions at cost	2,535	1,355
Disposals	-	(63)
Investment property revaluation	7,260	36,108
Total investment property at fair value	541,045	531,250

INVESTMENT PROPERTY HELD FOR DEVELOPMENT

Balance at the beginning of the year	63,234	-
Restatement as per Note 21	-	37,675
Additions at cost	2,026	25,559
Total investment property held for development	65,260	63,234

INVESTMENT PROPERTY UNDER CONSTRUCTION

Balance at the beginning of the year	74,992	-
Restatement as per Note 21	-	51,635
Additions at cost	46,516	23,357
Total investment property under construction	121,508	74,992
Total investment property	727,813	669,476

INVESTMENT PROPERTY HELD FOR SALE

Balance at the beginning of the year	32,166	-
Restatement as per Note 21	-	31,976
Additions at cost	-	190
Disposals	(32,166)	-
Total investment property held for sale	-	32,166

The Company holds investment property that is measured using the fair value model for completed assets and is classified under Level 2 for land using the market approach and Level 3 for building using the cost approach. Investment property held for development and under construction are measured at cost and will be measured using the fair value model once practical completion is reached. The fair value of investment property held as of 2025 is \$541,045,000, as determined an independent valuer.

During the financial year, rental income from investment property amounted to \$18,287,152, and the related operating expenses were \$6,258,619.

Certain properties owned by City West have restrictions imposed on them based on the nature of their usage. Applicable properties are restricted to be used for the purpose of providing 'Affordable Housing in perpetuity'. New developments subject to affordable housing planning instruments also have certain restrictions on the property title for a period of 10 to 15 years. These provisions ensure these properties are only used for the purpose of providing affordable social housing.

The Company has \$52,130,821 (refer Note 15) in contractual obligations for the development of its Investment property. Refer to Restatement as per Note 21.

NOTE 8**Investments****INVESTMENTS**

	2025 \$'000	2024 \$'000	2025 \$'000	2024 \$'000
	Current		Non Current	
Investments carried at FVTPL				
a) Fund units (Quoted)	3,218	5,025	-	-
b) Fund units (Unquoted)	82,051	67,401	-	-
Investments carried at FVOCI				
a) Over the counter bonds	-	-	3,574	3,588
Investments carried at amortised cost*				
a) Over the counter bonds	4,724	6,603	17,199	17,350
b) Term deposits - externally managed	1,024	-	-	-
c) Term deposits - internally managed	101,280	49,993	-	-
Less: Impairment	-	-	-	-
Total	192,297	129,022	20,773	20,938

* These investments carry interest which ranges between 4.20% - 5.81 % p.a. and the term ranges between 0.50 - 10.02 years.

Investments at fair value through profit or loss (FVTPL)

Financial assets at fair value through profit or loss include investments in exchange traded funds (ETFs), fixed interest funds and corporate bond funds. Fair values of these equity shares are determined by reference to published price quotations in an active market.

Investments at fair value through Other Comprehensive Income (FVOCI)

Financial assets at fair value through Other Comprehensive Income includes investment in quoted corporate bonds with floating rate notes (FRNs). Fair values of these debt instruments are determined by reference to published price quotations in an active market.

Investments carried at amortised cost

Financial assets at amortised cost includes corporate bonds (FRNs) and fixed rate bank deposits.

Effective Rate of Interest

The effective interest rate is the rate that exactly discounts estimated future cash received through the expected life of a financial asset to its amortised cost and is used as a method of calculating the amortised cost of a financial asset, and of allocating the interest income in profit or loss over the term of the financial asset.

Valuation methodology:

Investment in quoted fund units - The fair value of investments in quoted fund units has been determined by reference to quoted bid prices in active markets at the reporting date.

Investment in unquoted fund units - The fair value of investments in unquoted fund units have been estimated by reference to net asset value (NAV) of the underlying securities.

Investment in over the counter bonds and term deposits - The fair values of investments in over the counter bonds and term deposits carrying either a fixed or floating rate of interest has been determined by discounting the expected cash flows to their present values using a discount rate.

NOTE 9**Trade and Other Payables**

	2025 \$'000	2024 \$'000
Trade creditors and operating accruals	5,863	5,124
Option fee on sale	-	2,429
Rent received in advance	965	975
Accrued salaries, wages and on-costs	-	108
Total trade and other payables	6,828	8,636

NOTE 10**Employee Benefits**

Current		
Provision for employee benefits: annual leave	502	339
Provision for employee benefits: long service leave	14	36
Total current employee benefits	516	375
Non-Current		
Provision for employee benefits: long service leave	262	204
Total non-current employee benefits	262	204
Total employee benefits	778	579

Employee Benefits Provisions

Employee benefits provisions represent amounts accrued for annual leave and long service leave.

The current portion for this provision includes the total amount accrued for annual leave entitlements and the amounts accrued for long service leave entitlements that have vested due to employees having completed the required period of service. Based on past experience, the company does not expect the full amount of annual leave or long service leave balances classified as current liabilities to be settled within the next 12 months. However, these amounts must be classified as current liabilities since the company does not have an unconditional right to defer the settlement of these amounts in the event employees wish to use their leave entitlement.

NOTE 11

Debt Facility

Set out below are the carrying amounts of the lease liabilities

	2025	2024
	\$'000	\$'000
Current	369	347
Non-Current	66	434
Total Lease Liability	435	781

Set out below are the carrying amounts of the debt facility

	2025	2024
Non-Current	15,700	15,700
Total Debt Facility	15,700	15,700

The debt facility is an interest only payment loan, repayable on maturity on 28 June 2036. The debt facility limit is \$15.7m and was fully drawn down as at 30 June 2023. The fixed interest rate is 4.725% plus margins depending on status of construction (1.75%) or operation (0.8%). The loan is secured by a mortgage of the Borrower's property under construction.

Finance cost was \$0.8m for the year ended 30 June 2025 (2024: \$0.8m). Amounts capitalised to qualifying assets was \$0 for the year ended 30 June 2025 (2024: \$0).

NOTE 12

Contributed Equity

(a) Authorised capital

	2025	2024
	\$'000	\$'000
100,000,000 shares @ \$1.00 each	100,000	100,000
	100,000	100,000

(b) Issued Capital

	\$	\$
2 Ordinary shares of \$1.00 each fully paid	2	2

Ordinary shares

Ordinary shares entitle the holder (City West Housing Holdings Ltd) to participate in proceeds on the winding up of the Company in proportion to the number of and amounts paid on the shares held. The fully paid ordinary shares have \$1.00 par value and the number of authorised capital is 100,000,000 shares.

NOTE 13

Related Party Transactions

Name	Type	Place of incorporation	Ownership Interest	
			2025	2024
City West Housing Pty Limited*	Immediate Australian parent entity	Australia	100%	100%
City West Housing Holdings Limited	Ultimate Australian parent entity	Australia	100%	100%

* City West Housing Pty Limited is the parent entity for this consolidated financial statements.

(b) Subsidiary

Interests in subsidiaries is set out in note 17.

(c) Key management personnel compensation

The aggregate compensation made to directors and other members of key management personnel of the consolidated entity is set out below:

	2025	2024
	\$'000	\$'000
Set out below are the carrying amounts of the lease liabilities		
Key Management Personnel compensation:	919	821
Aggregate compensation	919	821

(d) Other transactions with related parties

(i) Sales and purchases of services

The following table shows the income earned, expenses incurred and balances arising from related party transactions during the year:

Subsidiary	Sales to related parties		Amounts owed by related parties	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
Management Fees	182	182	182	182

Amounts owed by CWH Boronia Ltd to City West Housing Pty Ltd are classified as trade receivables.

Outstanding balances are unsecured and are repayable in cash.

(ii) Loans to related parties

	2025	2024
	\$'000	\$'000
Loans to CWH Boronia Limited	54,229	53,690

A Parent Loan Agreement was entered into during FY2022 and varied during FY2023. The Agreement includes a facility limit of \$52.787m plus interest of 1% per annum. The maturity date of the loan is the later of a date agreed between the lender and the borrower and six months after the maturity date of the Housing Australia (formerly National Housing Finance and Investment Corporation) facility. A Subordination Agreement has also been entered into with Housing Australia relating to this facility and any repayment of interest or principal is subject to this agreement.

NOTE 14 Auditor's Remuneration	2025	2024
	\$'000	\$'000
The auditor of the Group is KPMG (previously Audit Office of NSW)		
Audit of the financial statements	71	69

No other benefits were received by the auditors during the financial year.

NOTE 15 Commitments	\$'000	\$'000
Capital expenditure commitments		
Aggregate capital expenditure for the development of investment property contracted for at balance date and not provided for.		
Total capital expenditure commitments	52,131	91,616

Leases

Lease commitments payable		
Office and Photocopier lease		
Within the next year	375	360
Between 1-5 years	66	441
Total lease commitments payable	441	801

Operating lease commitments receivable

The company owns 16 commercial spaces. Lease terms are generally for periods of 2 to 7 years with options for further terms with the exception of one lease where the period is 40 years.		
No later than one year	1,855	1,700
More than one year, less than five years	3,426	3,716
More than five years	7,973	8,152
Total operating lease commitments receivable	13,254	13,568

**NOTE 16
Lease Liability**

The Group has a number of lease contracts that include extension options. Management exercises significant judgement in determining whether these extension options are reasonably certain to be exercised. Further details on this key judgement are provided on the following page.

The Group has several assets on lease including office building and equipment. The average lease term is 5 years (2024: 5 years)

The Group leases office equipment under agreements of less than one year. These leases are either short-term or low- value, so have been expensed as incurred and not capitalised as right-of-use assets.

Amounts recognised in profit and loss	2025	2024
	\$'000	\$'000
Depreciation expense on right-of-use assets	322	321
Interest expense on lease liabilities	13	20
Expense relating to short-term leases	358	344
Expense relating to leases of low value assets	3	2

**NOTE 17
Investments in subsidiaries**

The consolidated financial statements incorporate the assets, liabilities and results of the following subsidiaries in accordance with the accounting policy described in Note 1:

Name of subsidiary	Principal activity	Place of incorporation and operation	Proportion of ownership interest and voting power held by the Group	
			2025	2024
CWH Boronia Ltd (previously CWH Sydney South Ltd)	Provision of affordable housing for very low to moderate income earners	Incorporated and operates in Australia	100%	100%
CWH Acacia Ltd	No transactions for the financial year	Incorporated and operates in Australia	100%	100%
CWH Tallowwood Ltd	No transactions for the financial year	Incorporated and operates in Australia	100%	N/A
CWH Melaleuca Ltd	No transactions for the financial year	Incorporated and operates in Australia	100%	N/A

NOTE 18**Contingent Liabilities**

A contingent liability is a possible obligation that may become payable depending on a future event or a present obligation that is not probable to require payment/cannot be reliably measured. A provision is not recognised for contingent liabilities.

	2025	2024
	\$'000	\$'000
Bank guarantees granted in the normal course of business	529	529
Total contingent liabilities	529	529

NOTE 19**Events after balance sheet date**

The Group has not identified any events or transactions which would give rise to a material impact on the reported results or financial position of the Group as at 30 June 2025.

NOTE 20**Contingent Receivables**

The City of Sydney Affordable Housing Program allows developers to provide bank guarantees in lieu of development contributions in order to receive a construction certificate. Payment of the development contribution is then paid in order to receive an occupation certificate. There is no certainty that the projects with Bank Guarantees at 30 June 2025 will be completed and payment of the development contribution made. Bank guarantees and insurance bonds at 30 June 2025 total \$8,336,222 (30 June 2024 \$3,311,645).

NOTE 21**Restatement**

In the prior year, land and buildings were recorded as Property, Plant and Equipment. This reclassification did not affect net assets of the statement of profit or loss. Provision for employee benefits - long service leave liability has been restated to show a split between current and non-current liability.

	FY2024 Reported	Reclass	FY2024 Restated
(i) Consolidated statement of financial statement	\$'000	\$'000	\$'000
Assets held for sale	32,166	(32,166)	-
Property, plant and equipment	669,968	(669,476)	492
Investment property	-	669,476	669,476
Investment property held for sale	-	32,166	32,166
Others	217,867	-	217,867
Total assets	920,001	-	920,001

Current - Employee benefits	578	(203)	375
Non Current - Employee benefits	-	203	203
Others	25,118	-	25,118
Total liabilities	25,696	-	25,696

Asset revaluation reserve	366,258	(366,258)	-
Retained surplus	528,015	366,258	894,273
Others	32	-	32
Total equity	894,305	-	894,305

(ii) Consolidated statement of profit or loss and OCI

Depreciation and amortisation expense	10,365	(9,797)	568
Profit for the year	16,601	9,797	26,398
Net surplus for the year	16,601	9,797	26,398
Gain /(Loss) on revaluation of land and buildings	45,905	(45,905)	-
Investment property revaluation	-	36,108	36,108
Gain on revaluation of investments	30	-	30
Total comprehensive income	62,536	-	62,536

NOTE 22
Parent Entity Disclosures

As at, and throughout, the financial year ended 30 June 2025 the parent entity of the Group was City West Housing Pty Ltd.

Results of City West Housing Pty Ltd

	2025	2024 Restated
	\$'000	\$'000
Profit for the period	63,340	17,144
Investment property revaluation	7,260	45,904
Gain on revaluation of investments	18	30
Total comprehensive income for the period	70,618	63,078

Financial position of City West Housing Pty Ltd at year end

Current assets	230,247	159,256
Non current assets	738,238	739,638
Total assets	968,485	898,894

Current liabilities	7,186	7,842
Non current liabilities	66	434
Total liabilities	7,252	8,276

Net assets	961,233	890,618
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Total equity of City West Housing Pty Ltd

Share capital *	0	0
Investment revaluation reserve	50	32
Retained earnings	961,183	890,586
Total equity	961,233	890,618

* Share Capital value is \$2

DIRECTORS' DECLARATION

In the Directors' opinion:

- 1) The financial statements and notes, as set out on pages 14 to 32 are in accordance with the Australian Charities and Not-for-profits Commission Act 2012 and:
- a) The financial statements and notes satisfy the requirements of the Australian Charities and Not-for-profits Commission Act 2012; and
- b) Give a true and fair view of the financial position of the Company as at 30 June 2025 and of the performance for the financial year ended on that date.
- 2) There are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Board of Directors.



Diana D'Ambra AM
Chair
25 September 2025

Independent Auditor's Report

To the members of City West Housing Pty Ltd



Opinion	Other information
<p>We have audited the Financial Report, of City West Housing Pty Ltd (the Company).</p> <p>In our opinion, the accompanying Financial Report of the Company is in accordance with Division 60 of the <i>Australian Charities and Not-for-profits Commission (ACNC) Act 2012</i>, including:</p> <div><div><div>i. giving a true and fair view of the Group's financial position as at 30 June 2025, and of its financial performance and its cash flows for the year ended on that date; and</div><div>ii. complying with <i>Australian Accounting Standards – Simplified Disclosures Framework</i> and Division 60 of the <i>Australian Charities and Not-for-profits Commission Regulations 2022 (ACNCR)</i>.</div></div><div><p>The Financial Report comprises:</p><div><div>i. Consolidated statement of financial position as at 30 June 2025.</div><div>ii. Consolidated statement of profit or loss and other comprehensive income, Consolidated statement of changes in equity, and Consolidated statement of cash flows for the year then ended.</div><div>iii. Notes, including material accounting policies.</div><div>iv. Directors' declaration of the Company.</div></div><p>The Group consists of the Company and the entities it controlled at the year end or from time to time during the financial year.</p></div></div>	<p>Other Information is financial and non-financial information in City West Housing Pty Ltd's annual report which is provided in addition to the Financial Report and the Auditor's Report. The Directors are responsible for the Other Information.</p> <p>Our opinion on the Financial Report does not cover the Other Information and, accordingly, we do not express any form of assurance conclusion thereon.</p> <p>In connection with our audit of the Financial Report, our responsibility is to read the Other Information. In doing so, we consider whether the Other Information is materially inconsistent with the Financial Report or our knowledge obtained in the audit, or otherwise appears to be materially misstated.</p> <p>We are required to report if we conclude that there is a material misstatement of this Other Information, and based on the work we have performed on the Other Information that we obtained prior to the date of this Auditor's Report we have nothing to report.</p>
Basis for opinion	Responsibilities of the Directors for the Financial Report
<p>We conducted our audit in accordance with <i>Australian Auditing Standards</i>. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.</p> <p>Our responsibilities under those standards are further described in the <i>Auditor's responsibilities for the audit of the Financial Report</i> section of our report.</p> <p>We are independent of the Group in accordance with the auditor independence requirements of the <i>ACNC Act 2012</i> and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 <i>Code of Ethics for Professional Accountants (including Independence Standards)</i> (the Code) that are relevant to our audit of the Financial Report in Australia. We have fulfilled our other ethical responsibilities in accordance with these requirements.</p> <p>We confirm that the independence declaration required by the ACNC Act 2012, which has been given to the Directors of City West Housing Pty Ltd, would be in the same terms if given to the Directors as at the time of this Auditor's Report.</p>	<p>The Directors are responsible for:</p> <div><div>i. Preparing the Financial Report that gives a true and fair view in accordance with Australian Accounting Standards - Simplified Disclosures Framework and the ACNC and ACNCR.</div><div>ii. Implementing necessary internal control to enable the preparation of a Financial Report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.</div><div>iii. Assessing the Group and Company's ability to continue as a going concern and whether the use of the going concern basis of accounting is appropriate. This includes disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless they either intend to liquidate the Group and Company or to cease operations, or have no realistic alternative but to do so.</div></div>
	Auditor's responsibilities for the audit of the Financial Report
	<p>Our objective is:</p> <div><div>i. to obtain reasonable assurance about whether the Financial Report as a whole is free from material misstatement, whether due to fraud or error; and</div><div>ii. to issue an Auditor's Report that includes our opinion.</div></div> <p>Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with <i>Australian Auditing Standards</i> will always detect a material misstatement when it exists.</p> <p>Misstatements can arise from fraud or error. They are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Financial Report.</p> <p>As part of an audit in accordance with <i>Australian Auditing Standards</i>, we exercise professional judgement and maintain professional scepticism throughout the audit.</p>

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We also:

- i. Identify and assess the risks of material misstatement of the Financial Report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- ii. Obtain an understanding of internal control relevant to the Audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- iii. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors.
- iv. Conclude on the appropriateness of the Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the registered Group and Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditor's Report to the related disclosures in the Financial Report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditor's Report. However, future events or conditions may cause the registered Group and Company to cease to continue as a going concern.
- v. Evaluate the overall presentation, structure and content of the Financial Report, including the disclosures, and whether the Financial Report represents the underlying transactions and events in a manner that achieves fair presentation.
- vi. Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the group financial report. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Directors of the Company regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG

Warwick Shanks OAM

Partner

Sydney

26 September 2025





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